



OFFERED FOR SALE

## **GRADY WOODS**

*A recreational investment opportunity.*

88.36 surveyed acres • Jefferson County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS



**DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

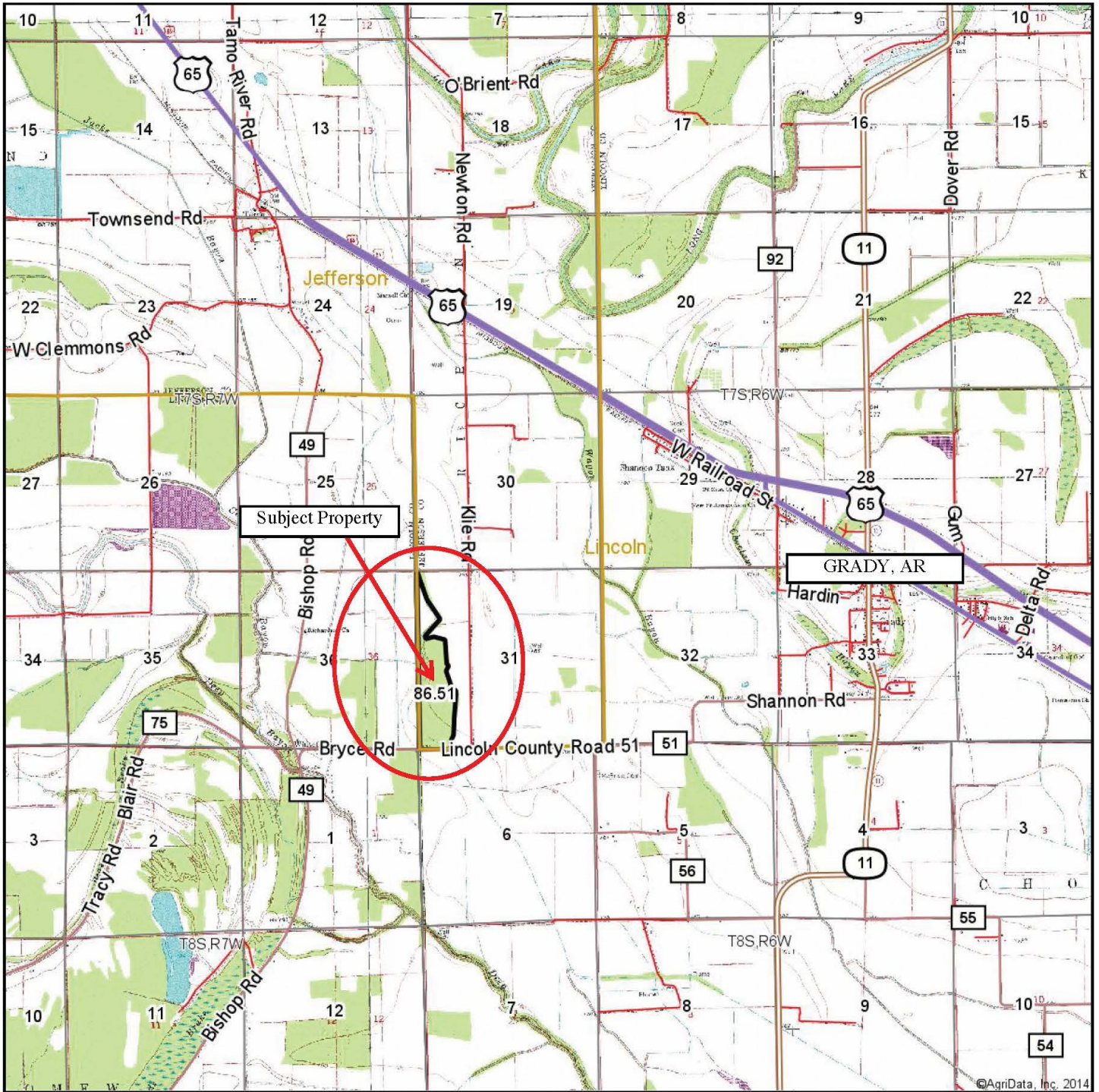
This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

## **PROPERTY SUMMARY**

<b>Description:</b>	A stand of mixed species bottomland hardwood timber
<b>Location:</b>	Jefferson County, Arkansas   2.5 miles west of the town Grady
<b>Latitude:</b>	34.064933
<b>Longitude:</b>	-91.742439
<b>Acreage:</b>	88.36 surveyed acres
<b>Survey:</b>	Landmark Surveying Services, LLC   August 8, 2014 Completion Date
<b>Access:</b>	Lincoln County Road #51 (a.k.a. Shannon Road)
<b>Opportunities:</b>	Duck, Deer, Squirrel
<b>Offering Price:</b>	Contact Us
<b>Contact:</b>	Brandon Stafford   501-416-9748



# SUBJECT MAP



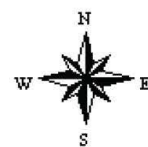
Maps Provided By:



**30-7S-6W**  
**Jefferson County**  
**Arkansas**

map center: 34° 4' 53.26, 91° 43' 54.97

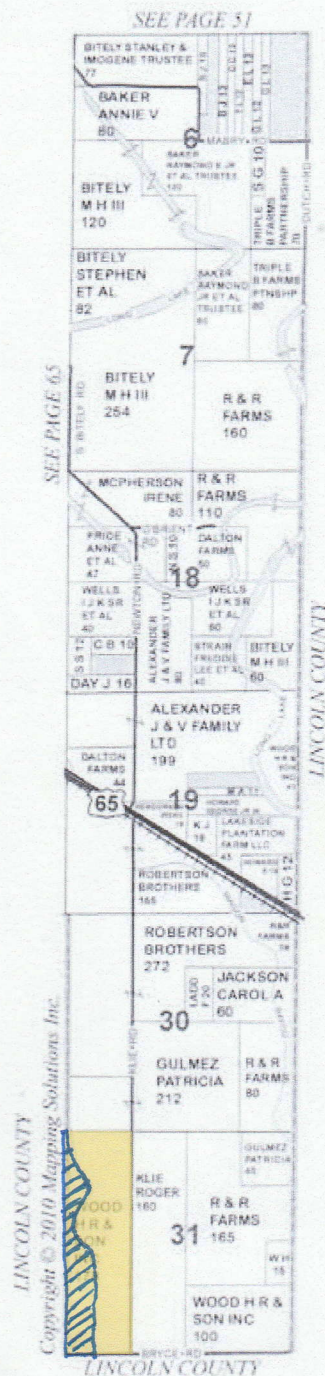
scale: 53328



6/3/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

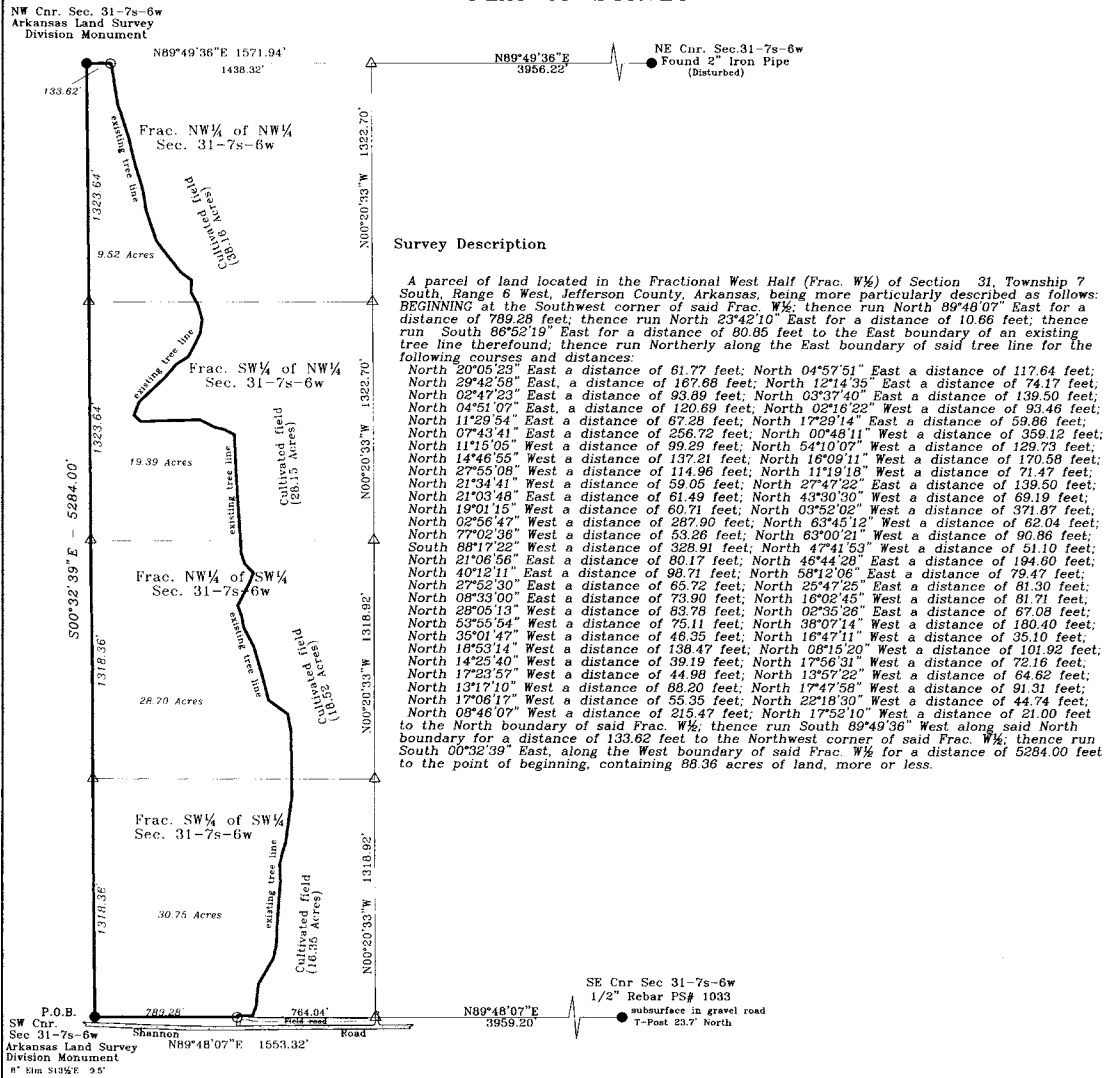




# SURVEY

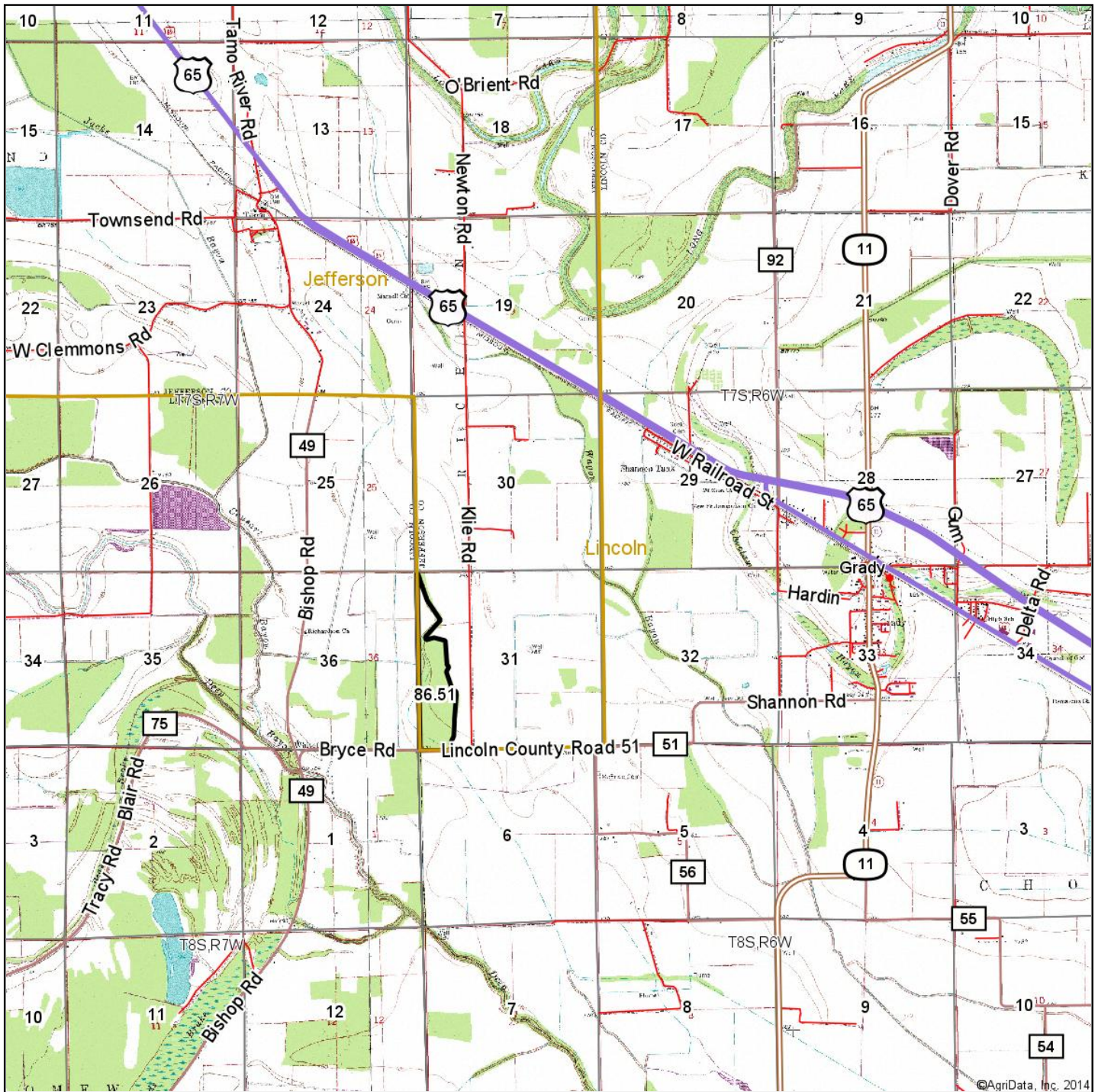
Landmark Surveying Services  
P.O. Box 26  
Monticello, AR 71657  
(870) 367-2200

## PLAT OF SURVEY





# TOPOGRAPHY MAP



Maps Provided By:

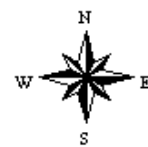


© AgriData, Inc. 2014

**30-7S-6W**  
**Jefferson County**  
**Arkansas**

map center: 34° 4' 53.26, 91° 43' 54.97

scale: 53328

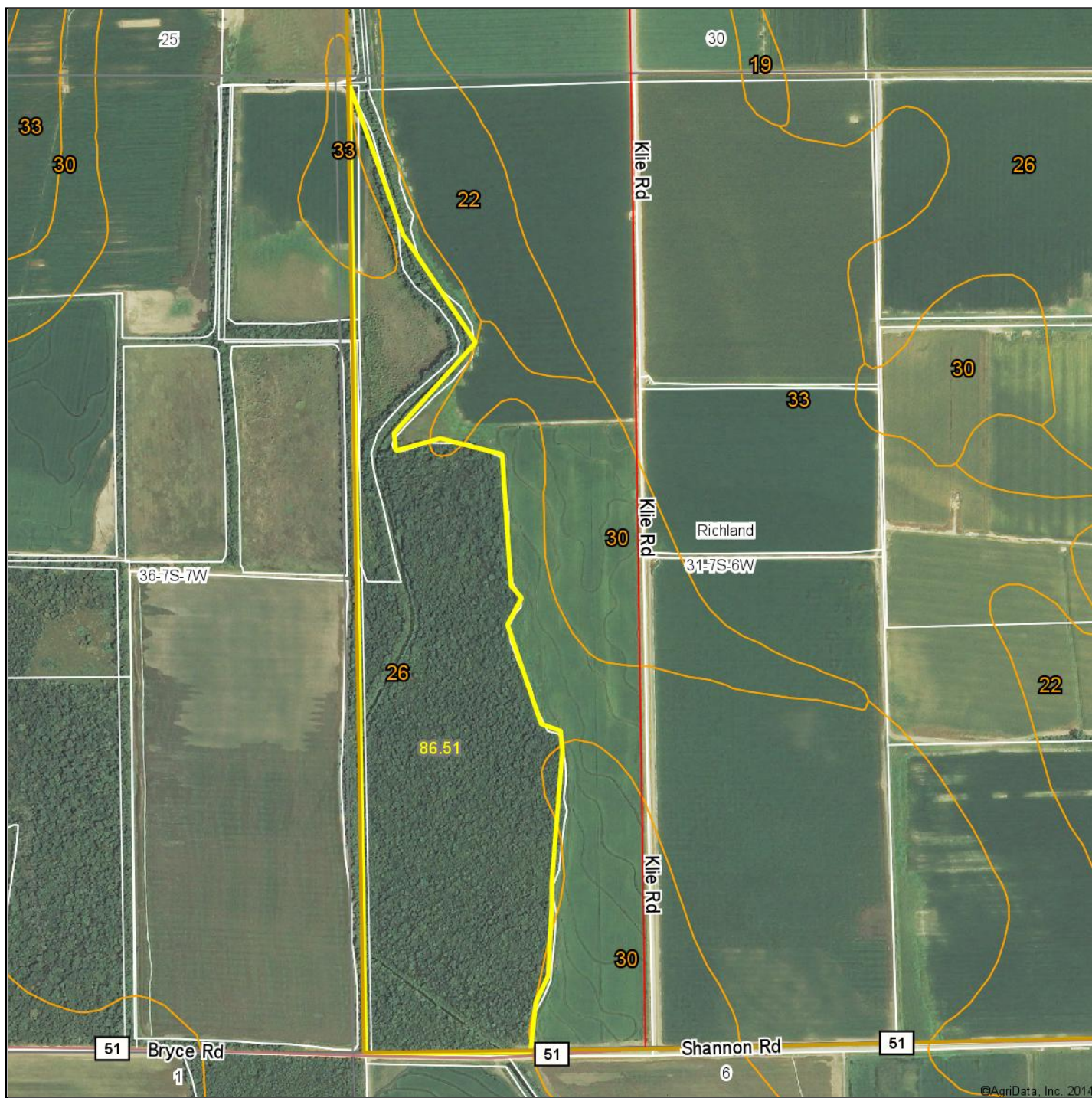


6/3/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



## AERIAL MAP



Maps Provided By:

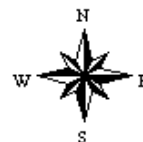


© AgriData, Inc. 2014 www.AgriDataInc.com

**31-7S-6W**  
**Jefferson County**  
**Arkansas**

map center: 34° 4' 21.03, 91° 44' 28.87

scale: 9795

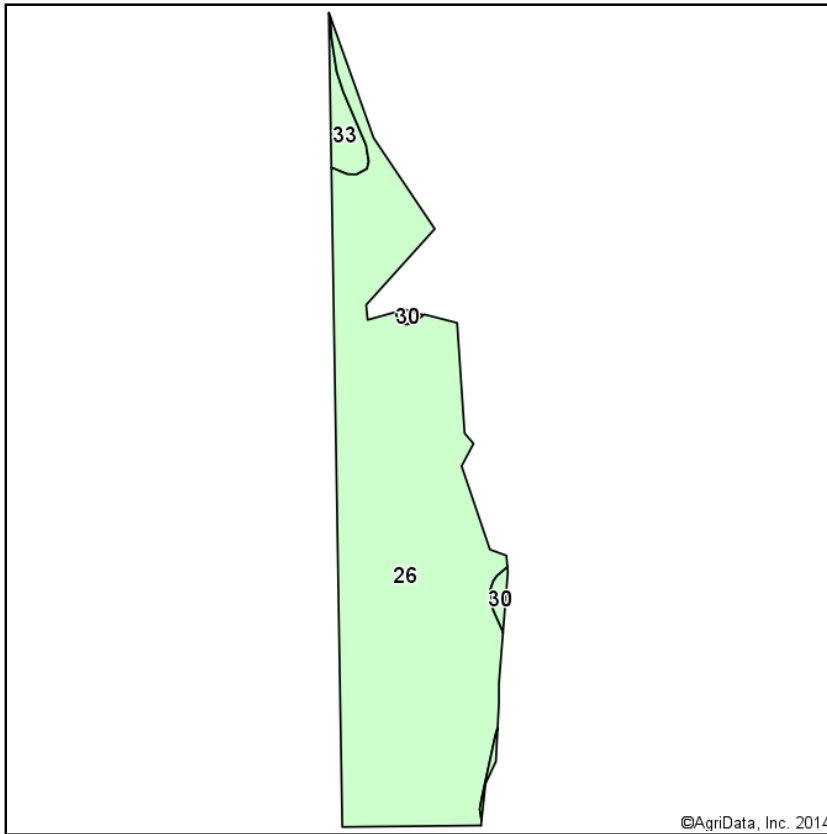


6/3/2014

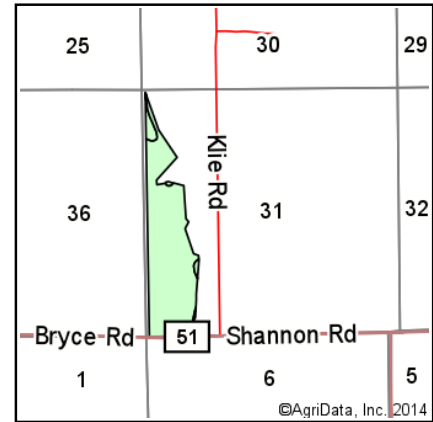
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



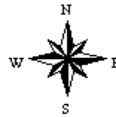
# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Arkansas**  
 County: **Jefferson**  
 Location: **31-7S-6W**  
 Township: **Richland**  
 Acres: **86.51**  
 Date: **6/3/2014**



Maps Provided By:



## Area Symbol: AR660, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Soybeans
26	Perry clay, 0 to 1 percent slopes	82.79	95.7%	IIIw					
33	Rilla silt loam, 0 to 1 percent slopes	2.58	3.0%	I	7.5	95	900	13.5	40
30	Portland clay, 0 to 1 percent slopes	1.14	1.3%	IIIw					
<b>Weighted Average</b>					<b>0.2</b>	<b>2.8</b>	<b>26.8</b>	<b>0.4</b>	<b>1.2</b>

Area Symbol: AR660, Soil Area Version: 10

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.







## NOTES

[illegible]



### **LILE REAL ESTATE, INC.**

*Arkansas - Corporate Office*  
401 Autumn Road  
Little Rock, AR 72211  
501.374.3411 501.374.0609 (fax)

*Tennessee - Regional Office*  
5521 Murray Avenue, Suite 110  
Memphis, TN 38119  
901.260.4580 901.260.4582 (fax)

[info@lilerealestate.com](mailto:info@lilerealestate.com)  
[www.lilerealestate.com](http://www.lilerealestate.com)

**A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D**  
**T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G**

**LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE AND TEXAS**